

Town of Tisbury
Community Preservation Act Committee
Meeting Minutes – November 18, 2021, 5:00 pm
Virtual Meeting via Zoom

This will be a virtual meeting, in accordance with the Attorney General's office, during the current state of the pandemic. There will be no in-person attendance by the public. Persons may access the meeting by the following methods:

Topic: Community Preservation Committee

Time: Nov 18, 2021 05:00 PM Eastern Time (US and Canada)

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Chairman Paul Munafo called the meeting to order at 5:00 pm.

Present: Paul Munafo, John Bacheller, David Ferraguzzi, Cheryl Doble, John Best, Carolyn Wallis, Victor Capoccia, Abbe Burt

Absent: Trip Barnes

Others: Mary Ellen Larsen, FinCom; Ashley McKenna, MVCMA; Nancy Weaver, FinCom; Heidi Dietterich, Administrator

Old Business

The Committee reviewed the meeting minutes from the November 8, 2021 and November 9, 2021 CPC meetings. On a motion made by John Bacheller, seconded by Carolyn Wallis, the Committee approved the minutes as presented, with John Best abstaining.

New Business:

The Committee began deliberating on their recommendations for eligible CPA projects for the Town of Tisbury's citizens. Chairman Munafo floated an idea for funding 100% for all the project applications the Committee received. The Tisbury CPC had received enough local funding and State matching funds this year, that would cover the costs of all the applications requests. The Committee preferred to review each application.

The Martha's Vineyard Campground Meeting Association was requesting the balance of their initial request from the year before (\$274,950). Last year, the CPC had recommended and funded \$200,000 for this project. The MVCMA was asking for the balance of their initial request this year (\$74,950). John Bacheller asked why Oak Bluffs wasn't included in this project's 'asks' this year. Ashley McKenna said that Oak Bluffs had fully funded the original request last year in the amount of \$315,000, so they were not asked for further funding for this project.

The Cranberry Barn project was discussed. Carolyn Wallis recused herself from this discussion. The Committee reviewed the original application request versus the amended application. The request had decreased from \$45,000 to \$38,000. The Committee agreed that several items within the request should be funded, but not all. The items recommended for funding included: electrical work, carpentry, doors, ADA ramp, and educational signage, for a total of \$25,000.

The Grace Episcopal Church application was discussed. The Committee reviewed what was specifically covered in their request for \$107,829. Victor Capoccia pointed out the specifics on page ten and page five in their application, which outlined only the integral pieces of the restoration project that applied to stabilization of the Bell Tower restoration. The Committee agreed that the contractor who supplied the quote was reputable and the project did not involve any sectarian elements.

The Cranberry Bog application was discussed. Carolyn Wallis recused herself from this discussion. John Best asked that if this project needs CPA funding in the future, it should be a regional request, especially since it is part of the Island school's curriculum.

The Tashmoo Spring Trail was discussed and it was agreed that the cost estimate looked appropriate and that the builder was well known and had a good reputation.

The Tisbury Park Amenities were discussed. Carolyn Wallis shared that this type of request would be ongoing, it was not maintenance for the parks, but adding much needed fixed assets for better utilization of the parks. The locations for the amenities were identified in the supplemental materials the Committee had received. ADA mats for beach access, picnic tables, benches were bundled in this application to address multiple locations.

The Veteran's Park Stormwater plan was discussed. There was an amended price given by Horsley Witten for this project, since implementation would be a year off due to the timing of Town Meeting, release of funds, etc. The Committee asked about the constant drainage

problem for this wetland. John Best said a wetland did not have to be 'wet', with his work on the Conservation Committee, he agreed that the DPW did seem to maintain the area, but fill being brought in to aid in the drainage problem was not identified as a solution at this point. Cheryl Doble indicated that the community sees this park as a resource and the Open Space & Recreation Committee had chosen Horsley Witten to administer this project because of the excellent work they have conducted in the past on drainage, and making areas like this useful and stabilized for its future. With the result of their study, it could be that some uses don't work in this area anymore, with climate change and sealevel rise. Abbe Burt supported the project, and John Best said Horsley Witten was a reputable firm. John Bacheller indicated that this same problem of drainage existed 50 years ago and hoped that Horsley Witten would take a hard look at this area.

The Owen Park Pathway was reviewed extensively at the last CPC meeting and the Committee was in full support.

Tisbury School had applied for funding again. It was agreed that their request of \$300,000 should be divided up. The School playground was a recreational resource for the Town and Cheryl Doble indicated this project shouldn't be left short of funding, it will be two more years before the project gets to this stage of construction. The Committee was aware it would take longer than the three year completion period for these monies to be utilized. Paul Munafo asked about a detailed project analysis of the budget for these funds, Victor Capoccia echoed that concern. He indicated that the CPC needs to have a good idea of what is specifically needed and also receive a full scope of this part of the school project and a breakdown of the budget. Munafo also would like a schematic of the project when they come back to the CPC in next year's funding cycle.

Harbor Homes application and budget was discussed. Victor Capoccia indicated he had still not received a clear response on how much of their budget had come from private family and family foundations monies. How much of the monies received were being used to pay down the mortgage. He did not feel that the numbers provided were clear on this fact. Abbe Burt was concerned that Edgartown had not supported it yet. John Best said that Edgartown had recommended this project be funded this year. Dave Ferraguzzi said this was a good organization and the CPC should fully fund it. The Committee asked that the administrator of Harbor Homes be asked for a tighter and clearer budget in any future asks.

Aidylberg III was reviewed. Carolyn Wallis asked why they were coming back for funding when they had not started work. The applicant had been slowed down by the MV Commission and Zoning Board reviews, as well as covid, and the costs had risen. They were 90% sure to break ground this year.

The Island Autism Group's application was discussed. Victor Capoccia was concerned that this is a highly targeted group and that he would like to see broader based projects for affordable housing for the general population, not so targeted. Abbe Burt agreed with Victor and suggested not funding the full application request. Dave Ferraguzzi asked what the difference would be between a 22 year old with autism who was homeless and a

person needing affordable housing, this project would provide eight new, safe, affordable housing opportunities. Abbe Burt indicated this project was more complex than an affordable housing situation for elderly, or the general public. There would be other people on the grounds to assist this group. She thought \$100,000 would be a good amount for this very complex project. Cheryl Doble said this was a different type of project, with very separate pieces—education, outreach, affordable housing, they may be coming back to the CPC for funding for several more years. Paul Munafo indicated the Committee should re-examine this project next year if they come back for funding.

The Committee then proceeded to vote on each application for FY 2022-23.

On a motion made by Abbe Burt, seconded by Cheryl Doble, the Committee unanimously approved recommending \$74,920.00 from the Historic Reserve Fund and \$30.00 from the Unreserved Fund, for a total of \$74,950.00, for the Martha's Vineyard Campground Meeting Association Tabernacle Roof Replacement project. 8-0-0

On a motion made by Abbe Burt, seconded by Victor Capoccia, the Committee approved recommending \$25,000.00 from the Unreserved Fund to fund the Cranberry Barn historic restoration project, with Carolyn Wallis abstaining. 7-0-1

On a motion made by David Ferraguzzi, seconded by John Best, the Committee unanimously approved recommended \$107,829.00 from the Unreserved Fund to fund the Grace Episcopal Church Bell Tower restoration project. 8-0-0

On a motion made by Abbe Burt, seconded John Best, the Committee approved recommending \$30,000.00 from the Unreserved Fund to fund the Cranberry Bog rehabilitation project, with Carolyn Wallis abstaining. 7-0-1

On a motion made by Victor Capoccia, seconded by John Bacheller, the Committee unanimously approved recommending \$39,200.00 from the Unreserved Fund to fund the Tashmoo Springs Trail project, 8-0-0.

On a motion made by Carolyn Wallis, seconded by John Best, the Committee unanimously approved recommending \$23,000.00 from the Unreserved Fund to fund the Tisbury Park Amenities project, 8-0-0.

On a motion made by Abbe Burt, seconded by John Best, the Committee unanimously approved recommending \$35,385.00 from the Unreserved Fund to fund the Veteran's Park Stormwater and Recreation Plan, 8-0-0.

On a motion made by John Best, seconded by David Ferraguzzi, the Committee unanimously approved recommending \$26,500.00 from the Unreserved Fund to fund the Owen Park Walking Path project, 8-0-0.

On a motion made by Abbe Burt, seconded by Victor Capoccia, the Committee unanimously approved recommending \$74,920.00 from the Open Space Reserve Fund

and \$25,080 from the Unreserved Fund, for a total of \$100,000.00, to fund the Tisbury School Playground.

On a motion made by Abbe Burt, seconded by John Best, the Committee unanimously approved recommending \$95,000.00 from the Unreserved Fund to fund the Harbor Homes of Martha's Vineyard affordable housing project, 8-0-0.

On a motion made by Abbe Burt, seconded by John Best, the Committee unanimously approved recommending \$75,000.00 from the Unreserved Fund to fund the Aidylberg III Island Elderly Housing affordable housing project, 8-0-0.

On a motion made by Abbe Burt, seconded by Victor Capoccia, the Committee unanimously approved recommending \$100,000.00 from the Unreserved Fund to fund the Island Autism Group affordable housing project, 8-0-0.

On a motion made by John Best, seconded by Cheryl Doble, the Committee unanimously approved recommending \$124,000.00 from the Unreserved Fund to fund the Dukes County Regional Housing Authority affordable housing project, 8-0-0.

On a motion made by John Best, seconded by David Ferraguzzi, the Committee unanimously approved recommending \$25,000.00 from the Unreserved Fund to fund the administration of the Community Preservation Committee, 8-0-0.

Abbe Burt noted that by not utilizing any of the Housing Reserve monies, it was an attempt to save Housing Reserve monies for future housing projects that might be brought to the Committee for consideration in next year's funding cycle.

A motion was made by John Best, seconded by Victor Capoccia, to allow Chairman Paul Munafo and Administrator Heidi Dietterich correct any minor mathematical errors, was unanimously approved by the Committee, 8-0-0.

With no further business, the Committee adjourned at 6:20 pm.

Respectfully submitted,

Heidi Dietterich
Administrator

**Tisbury Community Preservation Committee
2022-2023 CPA Final Recommendations
November 18, 2021**

<u>Historic Preservation</u>	<u>Requested</u>	<u>Recommended</u>
1. Town Clerk Records (Withdrawn)	\$ N/A	\$ N/A
2. MV Camp Meeting Assn., Tabernacle Roof (HR \$74,920 (HR \$74,920 + UR \$30)	74,950*	74,950*
3. Cranberry Acres Barn	45,000	25,000
4. Grace Episcopal Church - Bell Tower	<u>107,829</u>	<u>107,829</u>
TOTAL:	\$ 227,779	\$ 207,779

<u>Open Space</u>		
5. Cranberry Acres Bog	\$ <u>30,000</u>	\$ <u>30,000</u>
TOTAL:	\$ 30,000	\$ 30,000

<u>Recreation</u>		
6. Tashmoo Spring Pond Trail/Public Access	\$ 39,200	\$ 39,200
7. Town Park Assets/Amenities	23,000	23,000
8. Veteran's Park Stormwater and Recreation Plan	33,700	35,385
9. Owen Park Walking Path/Bandstand Accessibility	26,500	26,500
10. Tisbury School Playground (OSR \$74,920 + UR \$25,080)	<u>300,000</u>	<u>100,000</u>
TOTAL:	\$ 422,400	\$ 224,085

<u>Housing</u>		
11. Harbor Homes of MV	\$ 95,000*	\$ 95,000*
12. Aidylberg 3	75,000*	75,000*
13. Island Autism Center & Neighborhood	183,300*	100,000*
14. Dukes County Regional Housing Authority	<u>124,000*</u>	<u>124,000*</u>
TOTAL:	\$ 477,300	\$ 394,000

15. Administration:		\$ 25,000
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GRAND TOTAL:	\$ 1,157,479	\$ 880,064
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Reserve Funds (6/30/21):	
Open Space/Recreation:	\$ 74,920.00
Historic Preservation:	74,920.00
Housing:	<u>74,920.00</u>
Total Reserves:	\$ 224,760.10
Unreserved Fund Balance:	\$ 627,389.00
FY 21 State Grant:	<u>407,260.00</u>
Total Unreserved:	\$1,259,409.10
Available for Appropriation:	\$1,259,409.10

*Regional Project